



## City of Santa Barbara California

### STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 27, 2017  
**AGENDA DATE:** August 2, 2017  
**PROJECT ADDRESS:** 1833 Garden Street (MST2017-00290)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Irma Unzueta, Acting Senior Planner  
 Andrew Perez, Planning Technician II

#### I. PROJECT DESCRIPTION

The 7,513 square foot site is currently developed with a 1,588 square foot single family dwelling and a 437 square foot detached garage. The proposed project involves a 21 square foot entry porch addition, a new exterior door, a new air conditioning unit, a change of exterior building material from stucco to siding, new exterior lighting, a re-roof, and an interior remodel. The proposed total 1,764 square feet is 58% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the entry addition to encroach into the primary front setback (SBMC §28.15.060 and SBMC §28.92.110);
2. Front Setback Modification to allow a new exterior door to be located in the secondary front setback (SBMC §28.15.060 and SBMC §28.92.110); and
3. Open Yard Modification to allow the air conditioning unit to encroach into the required open yard area (SBMC §28.15.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

#### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. **SITE INFORMATION**

Applicant:	Elsa Reader, CSA Architect	Property Owner:	Perlman Family Trust
Parcel Number:	027-042-013	Lot Area:	7,513 sq. ft.
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	2%

Adjacent Land Uses:

North – Single Family Residence (1-story)	East - Single Family Residence (1-story)
South – Single Family Residence (1-story)	West – Single Family Residence (2-story)

#### B. **PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,588 sq. ft.	1,609 sq. ft.
Garage	437 sq. ft.	437 sq. ft.

#### C. **PROPOSED LOT AREA COVERAGE**

Building: 2,109 sq. ft. 28%    Hardscape: 1,479 sq. ft. 20%    Landscape: 3,925 sq. ft. 52 %

### IV. DISCUSSION

The proposed project involves the addition of a new 21 square foot entry, the conversion of an existing window into a door with a sidelight, and permitting a new air conditioning unit. The original project to convert a 153 square foot porch to a kitchen, replace roof material and install new windows and doors in existing openings, for which a building permit was issued in March 2017. The original project did not require any discretionary approvals, however the project was revised to include an entry addition, a new exterior door, and air conditioning unit requiring three zoning modifications. The entry addition encroaches into the primary front setback, the exterior door is proposed in the secondary front setback and the air conditioning unit is located in the required open yard area. The parcel is a small lot zoned E-1, which normally requires a lot size of at least 15,000 square feet. However, this parcel is only 7,513 square feet and as a result, the house is legally nonconforming to both the primary and secondary front setbacks and the open yard standards.

#### Primary Front Setback Modification

The house is legally nonconforming to the primary front setback, as it encroaches 15 feet into the required 30-foot setback. The existing entry is located in an alcove that is located 19 feet from the front property line. Although the proposed entry addition will add 19 square feet of new floor

area in the setback, it will all be under the original, existing roof. Staff is supportive of this request because the entry addition will not increase the encroachment into the setback since the entry will remain recessed from the front façade of the house. Additionally, although the entry addition will add new floor area in the setback, it will be under an existing roofed area and is not anticipated to adversely impact the visual openness of the streetscape.

#### Secondary Front Setback Modification

The house is located 25 feet from the secondary front lot line and is legally nonconforming to the required 30-foot secondary front setback. The project proposes to change an existing window to a door. This improvement is desired by the property owner because it will allow access from the master bedroom to the open yard area. Staff is supportive of this request because the proposed new door will be screened by the existing vegetation along the secondary front lot line, minimizing any impact on the streetscape. Additionally, alterations to enlarge openings on the first floor of a legally nonconforming structure will be allowed without a modification under the new zoning ordinance that is anticipated to be adopted later this year.

#### Open Yard Modification

Due to site constraints there are no options available to provide a conforming open yard area. The presence of two front setbacks prevent a majority of the site from being allowed to count towards the open yard area requirement, and the size of the house relative to the lot prevent an open yard behind the house that meets the minimum 20 foot dimensions in each direction. Despite not meeting the minimum dimensions, there is more than 1,250 square feet of open space on site that meets the purposes and intent of the zoning ordinance. The project proposes to add air conditioning to the house and because of the previously mentioned site constraints, the only available space to place the condenser is the nonconforming open yard area to the south of the garage. Staff is supportive of the request because air conditioning is an appropriate improvement and site constraints severely limit conforming locations for the air conditioning condenser.

## **V. FINDINGS**

The Staff Hearing Officer finds that:

The Primary Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance is necessary to secure an appropriate improvement on the lot. The property is undersized for its zone and is constrained by the front setback. The proposed front entry addition is appropriate because the addition is not increasing the overall encroachment into the front setback and would be added to an area that is under the existing, permitted roof. Given that the entry addition will not increase the encroachment into the setback, and that it will be under the existing roof, the improvement is not anticipated to have adverse impacts on the street frontage.

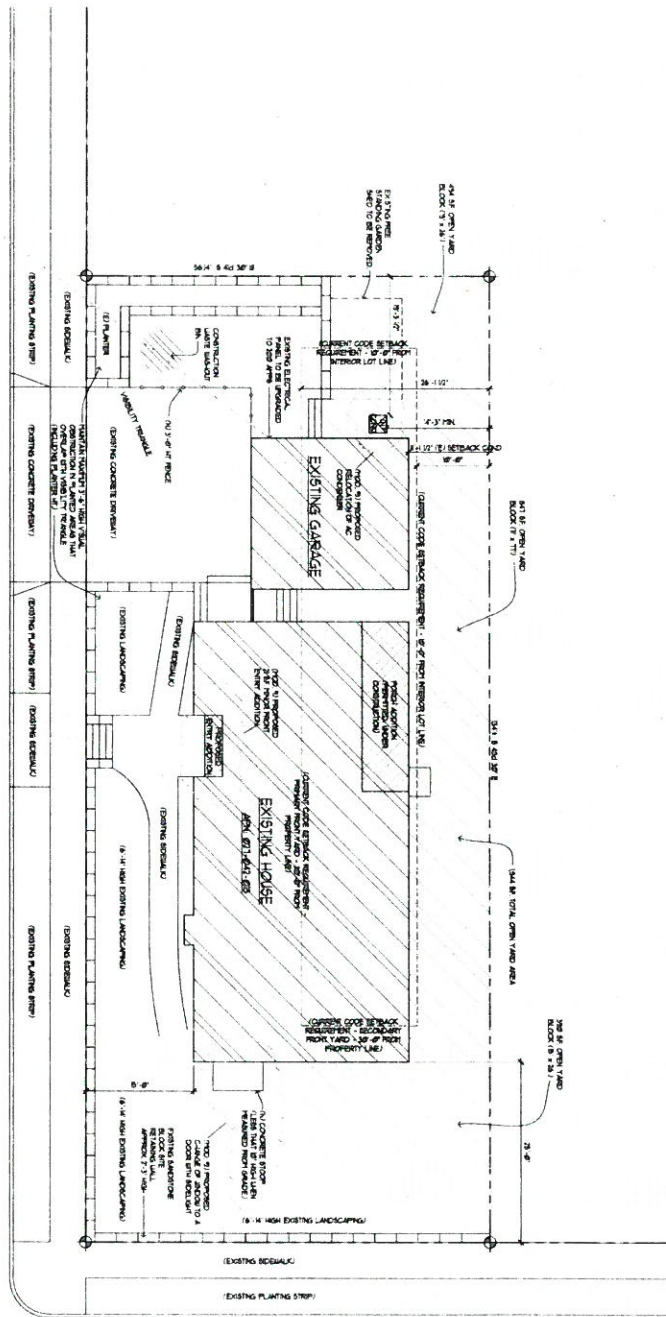
The Secondary Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance is necessary to secure an appropriate improvement on the lot. The proposed door is appropriate because it will be screened by existing vegetation minimizing any potential impacts to the streetscape.

The Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance is necessary to secure an appropriate improvement on the lot. The air conditioning unit located in the nonconforming open yard is appropriate because the site constraints limit conforming locations for the placement of the condenser. In addition, the open space area of the property exceeds the 1,250 square feet required by the zoning ordinance, consistent with the purposes and intent of the ordinance.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 25, 2017

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¢ PEDREGOSA

SCALE: 1/0" = 1'-0"



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ARCHITECTS

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RECEIVED  
MAY 26 2017

CITY OF SANTA BARBARA  
PLANNING DIVISION

May 25, 2017

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA. 93102-1990

**Re: Modification Request for 1833 Garden Street; APN: 027-042-013; Zone: E-1**

Dear Staff Hearing Officer,

The subject property is a corner lot located at the Garden Street and Pedregosa Street intersection. The property is approximately 56 ft. by 134 ft. with the front entry to the home facing the 134 ft. Garden Street lot line. There is an existing house (1,647 S.F. Gross) with an attached two-car garage (462 S.F. Gross) on the property. The house and garage currently encroach into both the Garden Street front yard setback and the Pedregosa Street front yard setback. The existing structure is currently being remodeled under building permit number BLD2016-02683. The approved permit includes, but is not limited to, replacing the existing asphalt shingle roof as well as new doors and windows throughout. The proposal is to incorporate a 21 S.F. front porch entry addition under existing roof cover that fronts Garden Street and to add an exterior door with sidelight to the master bedroom facing Pedregosa Street.

The first modification being requested is to allow the front entry addition within the required thirty-foot front yard setback. The encroachment will allow the entry to have a coat closet and will provide the space needed to shift the opening from the entry to the living room towards the north to accommodate the desired furniture layout. The encroachment will remain under existing roof cover. The new entry wall will remain offset from the line of the existing house in order to retain original character and visual interest.



The second modification being requested is to allow replacement of an existing window in the master bedroom with a door with sidelight within the required thirty-foot front yard setback. The encroachment will provide access to the private yard space that sits at the side of the home. The concept is to create a master bedroom private patio access. The yard faces Pedregosa Street and is currently heavily screened by existing landscaping.

The third modification being requested is to allow the air conditioning condenser to encroach into the 20'x20' block of open yard space that overlaps the only permissible site location for the condenser. The new Zoning Ordinance will allow AC units in the open yard without a modification so this request will be supportable under the incoming Ordinance. This is a corner lot with (2) 25-foot front yard setbacks and an existing building footprint and there is only one location in which the air conditioning condenser can be logically placed. While this area does currently count towards the open yard requirement, the space is not particularly conducive to recreational or passive use. Air conditioning is an appropriate improvement for this home. Please note that the area being proposed as a private patio space off of the master bedroom better suits the intent of the open yard requirements but does not technically qualify due to its front yard setback proximities.

The benefits of the approved modifications are enhanced functionality of the home, increased aesthetic value of the home, and the overall improvement of a home within the community. The proposed modifications will allow the homeowner multiple otherwise unattainable features that will enhance the livability of the house.

Please feel free to contact me with any questions.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Elsa Reader', is written over a light blue circular background.

Elsa Reader  
**CSA Architects**